



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION

AGENDA

TUESDAY, AUGUST 16, 2011

7:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Amy Higginbotham
Joanne Kimm
Christopher Smith
Pete Hartman
Wes Nelson
Joy Palmeter

COUNCIL LIAISON: Meagan Brame

STAFF LIAISON: Trevor Parkes, Senior Planner

SECRETARY: Marie Letham

I. CALL TO ORDER

II. ELECTION OF CHAIR FOR MEETING

Due to the absence of the Chair and Alternate chair nomination to be received for chairing of this meeting.

II. LATE ITEMS

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

- (1) Minutes of the Regular Meeting, May 17, 2011
- (2) Minutes of the Regular Meeting, June 21, 2011 [will be distributed at meeting]

V. BUSINESS FROM MINUTES

SAFERhome STANDARDS SOCIETY MEMBERSHIP

This item was deferred from June's meeting for further information.

VI. STAFF REPORTS

- (1) **DEVELOPMENT VARIANCE PERMIT**
472 / 474 Nelson Street
[Strata Lot 1 Suburban Lot 48 Esquimalt District Strata Plan
VIS1031]
[Strata Lot 2 Suburban Lot 48 Esquimalt District Strata Plan VIS1031

PROPOSAL

The applicants are requesting a Development Variance Permit to facilitate the construction of a small deck within the front setback.

Approval of this proposal requires the following relaxations of Zoning Bylaw 1992, No. 2050:

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2.

472 Nelson (cont'd)

Section 38 (8)(a) – Lot Coverage – a 7 % increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel. i.e. from 30% to 37%.

Section 38 (9)(a)(i) – Front Setback – a 3.3 metre relaxation to the requirement that no Principal Building shall be located within 7.5 metres of a Front Lot Line. i.e. from 7.5 metres to 4.2 metres.

RECOMMENDATION

That the application for a Development Variance Permit authorizing the construction of a new deck as indicated on the survey provided by Richard J. Wey & Associates stamped 'Received June 24, 2011', at Lot 1 Esquimalt District Plan VIS1031 Subsidy Lot 48 [472 Nelson Street] **be considered.**

- (2) **OCP AMENDMENT AND REZONING APPLICATION**
1037 Lyall Street [Lot B, Section 11, Esquimalt District, Plan VIP17210]
1039 Lyall Street [Lot A, Section 11, Esquimalt District, Plan VIP17210]

PROPOSAL

The applicant is requesting a change in zoning from a combination of RS-1 [Single Family Residential] and P-1 [Public/ Institutional], to a new institutional zone, P-5 [Community Care Facility], that would authorize the assembly of the two subject parcels and the construction of one 3 storey, 30 client, group home replacing the existing group home building which does not appropriately meet the needs of the residents.

RECOMMENDATION

That the application for an OCP Amendment changing the OCP land use designation from Single and Two Unit Residential to Institutional. and zoning designation from RS-1 [Single Family Residential] and P-1 [Public/ Institutional] respectively to P-5 [Community Care Facility] for Lot B, Section 11, Esquimalt District, Plan VIP17210 [1037 Lyall Street] and Lot A, Section 11, Esquimalt

District, Plan VIP17210 [1039 Lyall Street], be forwarded to Council with a **recommendation of approval**.

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3.

**(3) DEVELOPMENT PERMIT
1149 Esquimalt Road
[Lot A, Section 11, Esquimalt District, Plan 42081**

PROPOSAL

McDonald's Restaurant has surplus commercial square footage within their existing structure which they wish to lease out to a new tenant, National Money Mart Company [Money Mart]. The parcel is zoned C-2 [Neighbourhood Commercial] therefore the proposed commercial use is permitted. This commercial proposal is subject to Development Permit Area No. 2 – Commercial; therefore a Development Permit is required before a Building Permit can be issued.

RECOMMENDATION

That the application for a Development Permit limiting the form and character of development to that shown on architectural plans provided by Kneider International Architecture and Interior Design, stamped "Received July 14, 2011", and on the sign plans prepared by Enseignes Pattison Sign Group, stamped "Received July 14, 2011", for the proposed tenant improvements and signage located at Lot A, Section 11, Esquimalt District, Plan 42081 [1149 Esquimalt Road], be forwarded to Council with a **recommendation of approval**

VII. PLANNER'S STATUS REPORT

VIII. COUNCIL LIAISON

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

Tuesday, September 20th, 2011

XI. ADJOURNMENT